

HoldenCopley

PREPARE TO BE MOVED

St. Albans Road, Bestwood Village, Nottinghamshire NG6 8TR

Guide Price £225,000 - £235,000

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This beautifully renovated period mid-terraced house is full of character, offering spacious and well-presented accommodation with no upward chain. Upon entering, you are welcomed into a large entrance hall, which provides access to a generously sized cellar equipped with lighting and power points. The ground floor boasts a modern fitted kitchen, a living room with a recessed chimney breast alcove housing a log burner and double French doors opening into the dining room. Upstairs, the first floor comprises a spacious bathroom featuring a walk-in shower, two well-proportioned double bedrooms, and a comfortable single bedroom. To the rear of the property, a private and low-maintenance courtyard-style garden offers an enclosed outdoor space. Located in the heart of Bestwood Village, this home is conveniently close to shops, schools, and local amenities. It sits right next to Bestwood Country Park and Mill Lakes while also offering easy access to the M1 and A611.

MUST BE VIEWED





- Period Mid-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Original Features Throughout
- Large Cellar Split Into Three Sections
- Three-Piece Bathroom Suite
- Low Maintenance Courtyard
- Popular Location
- Near Bestwood Country Park
- Must Be Viewed





GROUND FLOOR

Entrance Hall

23'9" x 4'11" (7.24m x 1.50m)

The entrance hall has solid oakwood flooring, a dado rail, a radiator, access to the cellar, and a single composite door providing access into the accommodation.

Kitchen

9'6" x 7'4" (2.91m x 2.25m)

The kitchen has a range of fitted base and wall units with a rolled edge wood effect worktop, a stainless steel sink with a chrome swan neck pull-out tap and drainer, an integrated oven with a gas ring hob, a decorative splashback, an extractor fan, an integrated fridge, solid oakwood flooring, recessed spotlights, and two UPVC double-glazed window to the rear and side elevation.

Dining Room

12'9" x 11'8" (3.90m x 3.56m)

The dining room has wooden flooring, coving to the ceiling, a radiator, a recessed chimney breast alcove, space for a dining table, and double French doors leading to the rear garden.

Living Room

13'7" x 12'9" (4.15m x 3.90m)

The living room has wooden flooring, coving to the ceiling, a TV point, a radiator, a recessed chimney breast with a alcoves, double doors leading into the dining room, and two UPVC double-glazed windows to the front elevation.

BASEMENT LEVEL

Cellar Passageway

12'9" x 12'4" (3.91m x 3.78m)

Cellar One

12'2" x 11'2" (3.72m x 3.42m)

This space has lighting, power points, space and plumbing for a washing machine, and space for a fridge freezer.

Cellar Two

9'3" x 6'10" (2.82m x 2.10m)

This space has lighting and power points.

Cellar Three

9'10",170'7" x 5'6" (3.52m x 1.70m)

This space has lighting, power points and a radiator.

FIRST FLOOR

Landing

14'4" x 5'11" (4.38m x 1.81m)

The landing has split level access to the bathroom, carpeted flooring, a dado rail, access to the boarded loft with lighting, and access to the first floor accommodation.

Bedroom One

12'9" x 11'11" (3.90m x 3.65m)

The first bedroom has carpeted flooring, a radiator, a recessed chimney breast with alcoves, and two UPVC double-glazed windows to the front elevation.

Bedroom Two

11'9" x 10'9" (3.59m x 3.29m)

The second bedroom has carpeted flooring, a radiator, an in-built cupboard housing a fully serviced combi boiler, and a UPVC double glazed window to the rear elevation.

Bedroom Three

8'6" x 4'10" (2.60m x 1.49m)

The third bedroom has carpeted flooring, a radiator, and a UPVC double glazed window to the front elevation.

Bathroom

9'6" x 7'3" (2.92m x 2.22m)

The bathroom has tiled flooring, low level flush W/C, a period-style pedestal

wash basin, a column radiator with heated towel rail, a walk-in thermostatic shower with a rainfall and hand-held shower head, a shower screen, partially tiled walls, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Outside of the property you will find an enclosed courtyard featuring wooden planters with various shrubs, space for outside furniture, and fenced panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - good 4G / some 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very Low

Non-Standard Construction - No

Any Legal Restrictions - Yes (in the boundaries of a conservation area)

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	84	60	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk